HUNTERS®

HERE TO GET *you* THERE



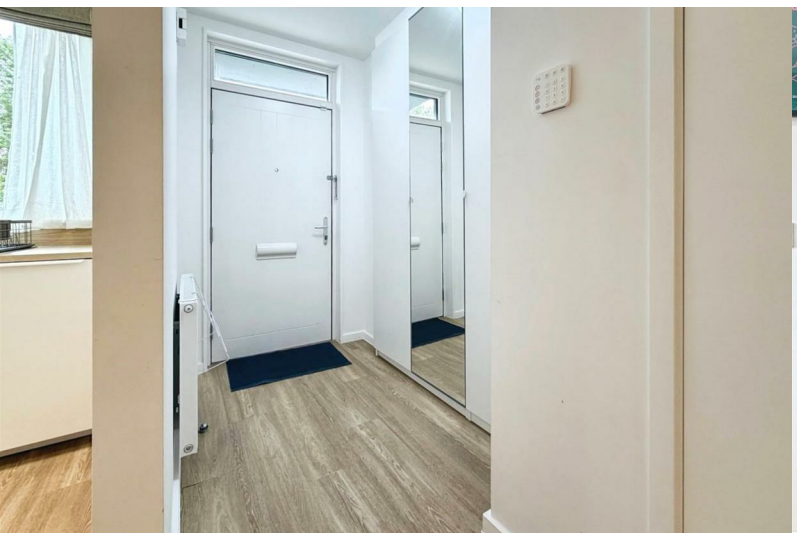
Elder Avenue

Bristol, BS4 1FU

£1,500 Per Month

2 | 2 | 1 | B

Council Tax: B





23 Elder Avenue

Bristol, BS4 1FU

£1,500 Per Month





Two Allocated Parking Spaces
Situated to the side of the property, providing parking for two vehicles.

Entrance Hall
Entrance door to front elevation, Storage cupboard, Radiator, Laminate flooring.

Kitchen/Diner
Triple glazed window to front elevation, Wall and base units with work surfaces above, Integrated dishwasher, Integrated washer/dryer, Integrated upright fridge freezer, Sink drainer, Integrated oven with hob and extractor fan above, Storage cupboard housing electrics and air source heat pump, Radiator, Laminate flooring.

Lounge
Triple glazed double doors to rear elevation, Stairs to first floor, Under stairs storage cupboards, Radiator, Laminate flooring.

W/C
Situated on the ground floor. Low level W/C, Wash hand basin, Laminate flooring.

Landing
Doors to rooms, Radiator, Carpet.

Bedroom One
Triple glazed window to front elevation, Door to ensuite, Double doors to built in wardrobe, Radiator, Carpet.

Ensuite
Shower cubicle, Low level W/C, Was hand basin, Mirror cabinet, Heated towel rail, Tiled floor.

Bedroom Two
Triple glazed window to rear elevation, Radiator, Carpet.

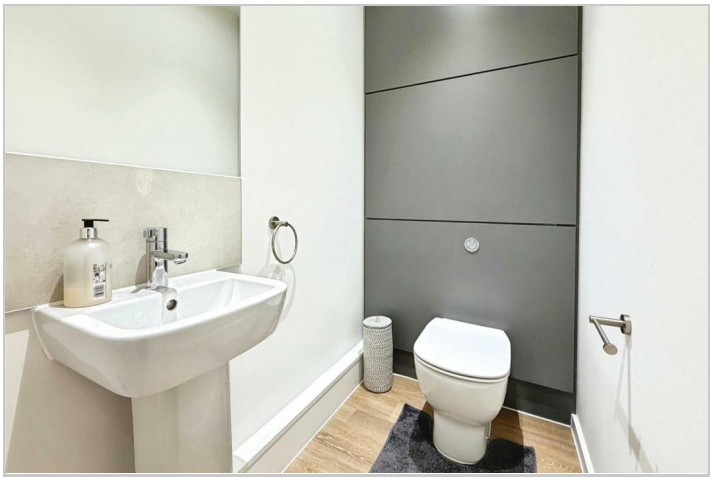
Bathroom
Panelled bath with shower over, Low level W/C, Wash hand basin, Under sink storage, Mirror cabinet, Heated towel rail, Tiled floor.

Rear Garden
Enclosed, Private, larger than average rear garden perfectly positioned to enjoy sunshine all day, Laid to paving stone, Laid to chipping stones area, Raised flower beds, Gate providing side access.

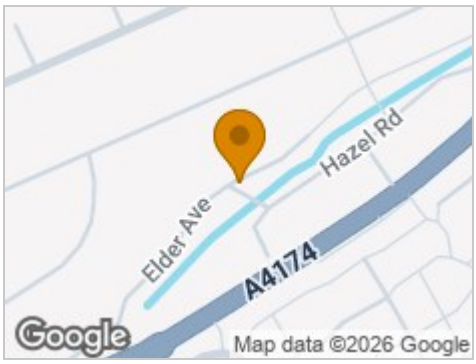








Road Map



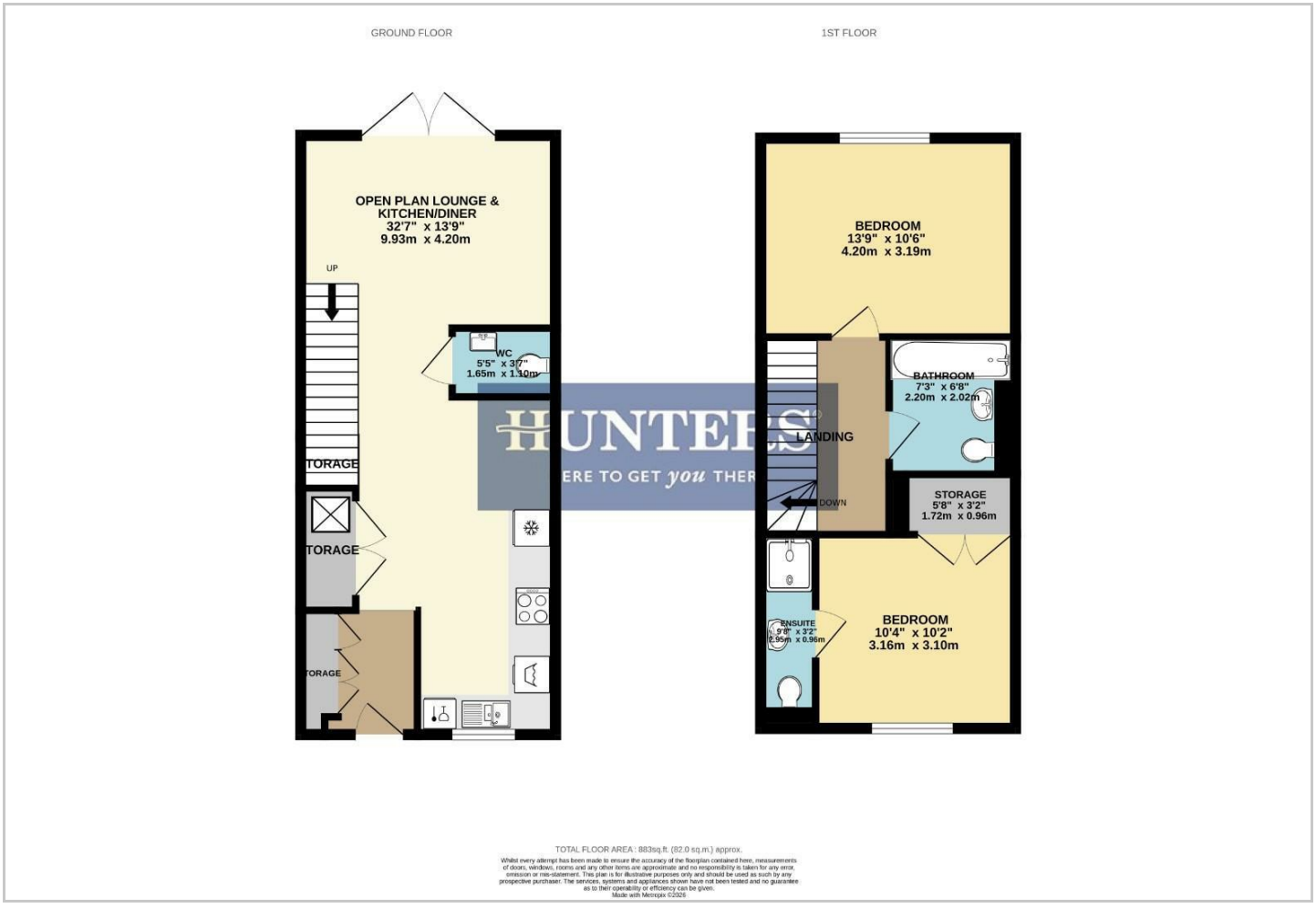
Hybrid Map



Terrain Map



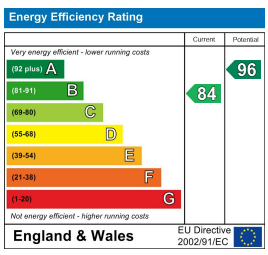
Floor Plan

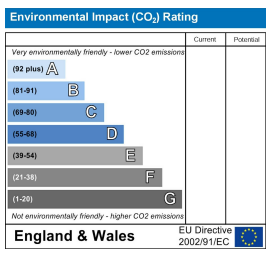


Viewing

Please contact our Hunters Knowle (Bristol) Office on 0117 972 3948 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.
THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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